
S-4472
WEILBAKER MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners, who are also the property owners John and Marilyn Weilbaker, represented by Roger Fine of John E. Fisher and Associates, are seeking primary approval for a 3 lot subdivision on 4.03 acres located on the east side of Klondike Road, approximately 1/2 mile south of US 52, in Wabash 2 (SW) 23-5. This subdivision request would legitimize a grandfathered subdivision violation by creating three separate lots for each of the three primary uses currently located on site.

AREA ZONING PATTERNS:

The property is zoned R1, Single-family Residential as are properties to the north and east. Land to the south is zoned R3; to the west is GB and I3 zoning.

Mr. Weilbaker has filed two separate rezone requests for a portion of this property: Z-2533, a request for I3, Industrial zoning was filed in April of 2013. After several continuances, the case was withdrawn in December having never been heard at a public hearing. Z-2563 (R1 to I3) was filed a little later in December 2013 and after several continuances this case was dismissed by the Area Plan Commission at its July meeting. Once again the request was never heard nor discussed at a public hearing.

AREA LAND USE PATTERNS:

The site has two single-family dwellings and petitioner's business (SIC 16 –Heavy Construction other than Building Construction – Contractors, currently illegal in the R1 zoning district). A wooded area is to adjacent to the north, while a farmfield surrounds to the east and south. The Wabash Township Fire Station is farther to the south; Lafayette Venetian Blind is across the street to the west and Klondike Schools are farther to the north.

TRAFFIC AND TRANSPORTATION:

Klondike Road is classified as a secondary arterial by the adopted *County Thoroughfare Plan*. The required 40' half-width right-of-way has been shown on the sketch plan. Two existing drives serve the three lots; a 30' ingress/egress easement has already been created to cover the northernmost drive.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The County Surveyor's Office has already approved drainage for the three lots. The

two houses onsite are served by American Suburban Utilities and individual water wells; according to the Health Department, “the shop building on Lot 2 has no indoor sanitary facilities and is not connected to sewer which is available if needed.”

CONFORMANCE WITH UZO REQUIREMENTS:

All three lots meet ordinance requirements regarding setbacks, lot width and lot area.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street addresses and County Auditor's Key Number shall be shown.